

STATE OF TEXAS
COUNTY OF TARRANT
CITY OF GRAPEVINE

The Planning and Zoning Commission of the City of Grapevine, Texas met in Regular Session on this the 17th day of March 2020 in the Planning and Zoning Conference Room, 200 South Main Street, 2nd Floor, Grapevine, Texas with the following members present-to-wit:

Larry Oliver	Chairman
B J Wilson	Vice-Chairman
Monica Hotelling	Member
Jimmy Fechter	Member
Beth Tiggelaar	Member
Traci Hutton	Alternate
David Hallberg	Alternate

constituting a quorum with Gary Martin and Dennis Luers absent and the following City Staff:

Scott Williams	Development Services Director
Ron Stombaugh	Development Services Assistant Director
John Robertson	Engineering Manager
Albert L. Triplett, Jr.	Planner II
Susan Batte	Planning Technician

Call to Order

Chairman Oliver called the meeting to order at 7:02 p.m.

BRIEFING SESSION

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

Item 1.

Chairman Oliver announced the Planning and Zoning Commission would conduct a work session relative to the following cases:

CU19-34	Q-CARWASH
CU20-03	TOM THUMB FUEL STATION

Chairman Oliver closed the Briefing Session at 7:08 p.m.

JOINT PUBLIC HEARINGS

Mayor Tate called the meeting to order at 7:30 p.m. in the City Council Chambers. Items 2-4 of the Joint Public Hearings was held in the City Council Chambers. The Planning and Zoning Commission recessed to the Planning and Zoning Conference Room, Second Floor to consider published agenda items.

PLANNING AND ZONING COMMISSION REGULAR SESSION

Call to Order

Chairman Oliver called the Planning and Zoning Commission deliberation session to order at 7:46 p.m.

Item 5. Citizen Comments

There was no one wishing to speak during citizen comments.

Item 6. Conditional Use Application CU19-34 – Q-Carwash

First for the Commission to consider and make recommendation to City Council was conditional use application CU19-34 submitted by Viran Nana for property located at 3975 Grapevine Mills Parkway and proposed to be platted as Lot 2, Block 1, RaceTrac Grapevine Addition. The applicant was requesting a permit to amend the previously approved site plan of CU18-13 (Ord. 2018-43) for a planned commercial center with the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) outside dining and gasoline services in conjunction with a convenience store, specifically to allow a tunnel style car wash.

The applicant intended to develop a 6,037 square foot tunnel style Q-Carwash north of the existing RaceTrac convenience store.

In the Commission's deliberation session, B J Wilson moved to approve conditional use application CU19-34. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: Oliver

Item 7. – Final Plat Application – Lots 2 and 3, Block 1, RaceTrac Grapevine Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 2 and 3, Block 1, RaceTrac Grapevine Addition. The applicant was final platting 20.833 acres for the development of a carwash.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 2 and 3, Block 1, RaceTrac Grapevine Addition. Traci Hutton seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 8. Conditional Use Application CU20-03 – Tom Thumb Fuel Station

Next for the Commission to consider and make recommendation to City Council was conditional use application CU20-03 submitted by Kimberly Horn for property located at 2041 West Northwest Highway and platted as Lot 1, Park and WII Addition. The applicant was requesting a permit to amend the previously approved site plan of CU90-14 (Ord. 1990-076) for a planned commercial center for gasoline services, with the possession, storage, retail sale and off-premise consumption of alcoholic beverages (beer and wine only) and two pole signs in conjunction with a convenience store, specifically to allow vehicular access between the Lot 1 (Chevron fuel station) and Lot 2 (dry cleaners).

Originally approved in 1990, the applicant proposes to re-image the existing Chevron convenience store into a Tom Thumb convenience store and create two new drive aisles through the existing dry cleaner lot south of the Chevron to allow direct access from the convenience store to the existing Tom Thumb shopping center.

In the Commission's deliberation session, Monica Hotelling moved to approve conditional use application CU20-03. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 9. Final Plat Application - Lots 4R3 and 5R2, Block 102, College Heights Addition

Next for the Commission to consider and make recommendation to the City Council was the Statement of Findings and Final Plat Application of Lots 4R3 and 5R2, Block 102, College Heights Addition. The applicant was final platting 0.482 acres to reduce the utility easement.

In the Commission's deliberation session, B J Wilson moved to approve the Statement of Findings and Final Plat Application of Lots 4R3 and 5R, Block 1, College Heights Addition. Jimmy Fechter seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

Item 10. Consider the minutes of the February 18, 2020 Planning and Zoning Commission Meeting

Next for the Commission to consider were the minutes of the February 18, 2020, Planning and Zoning Public Hearing.

Traci Hutton moved to approve the February 18, 2020 public hearing minutes. Monica Hotelling seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None
Abstain: Wilson

Adjournment

With no further business to discuss, Jimmy Fechter moved to adjourn the meeting at 7:52 p.m. David Hallberg seconded the motion, which prevailed by the following vote:

Ayes: Oliver, Wilson, Hotelling, Fechter, Tiggelaar, Hutton and Hallberg
Nays: None

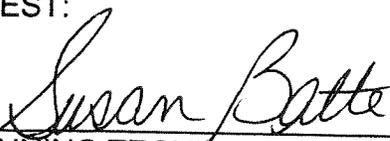
PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAPEVINE, TEXAS ON THIS THE 19TH DAY OF MAY 2020.

APPROVED:



CHAIRMAN

ATTEST:



PLANNING TECHNICIAN